

File No. 16090036
Date Received: _____
Scheduled Public Hearing Date: _____

Fee: 100.00
Initials: SW
Check or Receipt No. 2575

APPLICATION FOR CONDITIONAL USE
CITY OF GAHANNA - Planning Commission or Zoning Division

***REQUIRED INFORMATION**

*Site Address 5515 MORSE ROAD Parcel ID# 025-011237-00

*Applicant's Name SCOTT R. HARPER Email scott@harperae.com

*Status: Land Owner Option Holder Cont. Purchaser Agent

*Business Owner ERIC PARK Phone# (614) 406-6711

*Business Address 5515 MORSE ROAD Fax# _____

*City/State/Zip COLUMBUS, OHIO Current Zoning NC /

*Proposed Use DAYCARE CENTER Total Acreage 2.301

*Reason for Conditional Use REQUIRED

*Developer ERIC PARK Phone (614) 920-9810

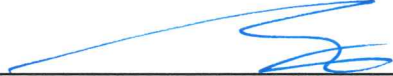
*Complete Address 6405 CANAL ST. CANAL WINCHESTER, OHIO 43110

*Contact ERIC PARK Title MANAGING DIRECTOR

Landowner THE NEW ALBANY COMPANY Phone (614) 939-8000

Complete Address 8000 WALTON PARKWAY NEW ALBANY, OHIO 43054

Note: Planning Commission and/or City Staff may visit the property prior to the hearing.

 _____ Date 4/26/16

*Applicant's Signature _____ Date _____

Submission Requirements

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
2. Two (2) 11x17 and nine (9) 8 1/2 x 11 copies of plan.
3. Statements of information as required in Section 1169.02(a).
4. Application Fee of \$100.
5. A list of contiguous property owners and **their mailing addresses**.

APPROVAL

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on _____. A copy of the minutes is hereby attached. The applicant shall comply with any conditions approved by the Planning Commission, and shall comply with all building, zoning, and landscaping regulations now in place. This approval is valid from public hearing date to _____.

Planning & Zoning Administrator Date

*Note: All correspondence will be to applicant above unless otherwise stated.

1169.02 WRITTEN APPLICATIONS

Ten copies of a provided application form shall be filed with the Planning & Zoning Administrator not less than twenty days prior to the date of the public hearing.

- a) **Description of Property and Intended Use.** The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.
- b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed buildings and/or structures.
 3. The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
 4. The relationship of the proposed development to the development standards.
 5. The use of land and location of structures on adjacent property.

Conditional Use Description of Property and Use

1. Legal description is attached on ALTA survey.
2. The proposed use is a daycare/child care center.
3. Adjacent land use is commercial to the East and Commercial Senior Care Center to the West
4. The adjacent property to the East is a Retail center and the adjacent property to the West is Senior care center. A child care center is in keeping with these precedents.
5. Please see the site plan attached. The area is in need of additional child care facilities.

The New Albany Company
8000 Walton Parkway #120
New Albany, Ohio 43054

Mr. Edward J Doersam
P.O. Box 30874
Columbus, Ohio 43230

Schedule B Part II Items from Title Commitment File No. 01032-20077 issued by Stewart Title Guaranty Company with an effective date of March 17, 2016 at 8:00 A.M.

Items 1-12 NOT SURVEY RELATED ITEMS.

- Item 13 Easement granted to Columbus Railway Power and Light Company filed of record in Deed Book 858 page 644. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 14 Easement granted to Columbus Railway Power and Light Company of record in Deed Book 859 page 176. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
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- Item 20 Easement granted to the City of Gahanna, Ohio of record in Official Record 34702 page G09. SANITARY SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
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- Item 26 Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 201411100150293. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
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ADDITIONAL ITEMS:

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LEGEND

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- ⊕ = Fire Hydrant
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- ⊞ = Fiber Optic Pedestal
- ⊞ = Cable TV Pedestal
- ⊞ = Telephone Manhole
- ⊞ = Sanitary Manhole
- ⊞ = Mail Box
- ⊞ = Utility Pole
- ⊞ = Light Pole
- ⊞ = Electric Pull Box
- ⊞ = Sign
- ⊞ = Curb Inlet
- ⊞ = Propane Tank
- ⊞ = Guy Wire
- ⊞ = Fence
- W — = Water Line
- OHE — = Overhead Electric
- UGT — = Underground Telephone

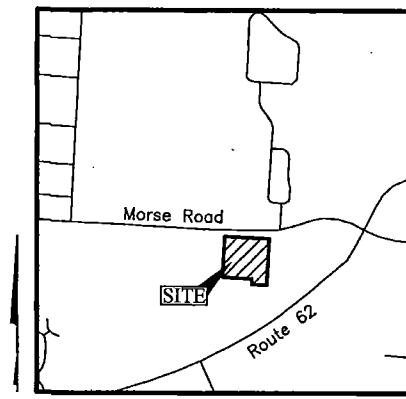
ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

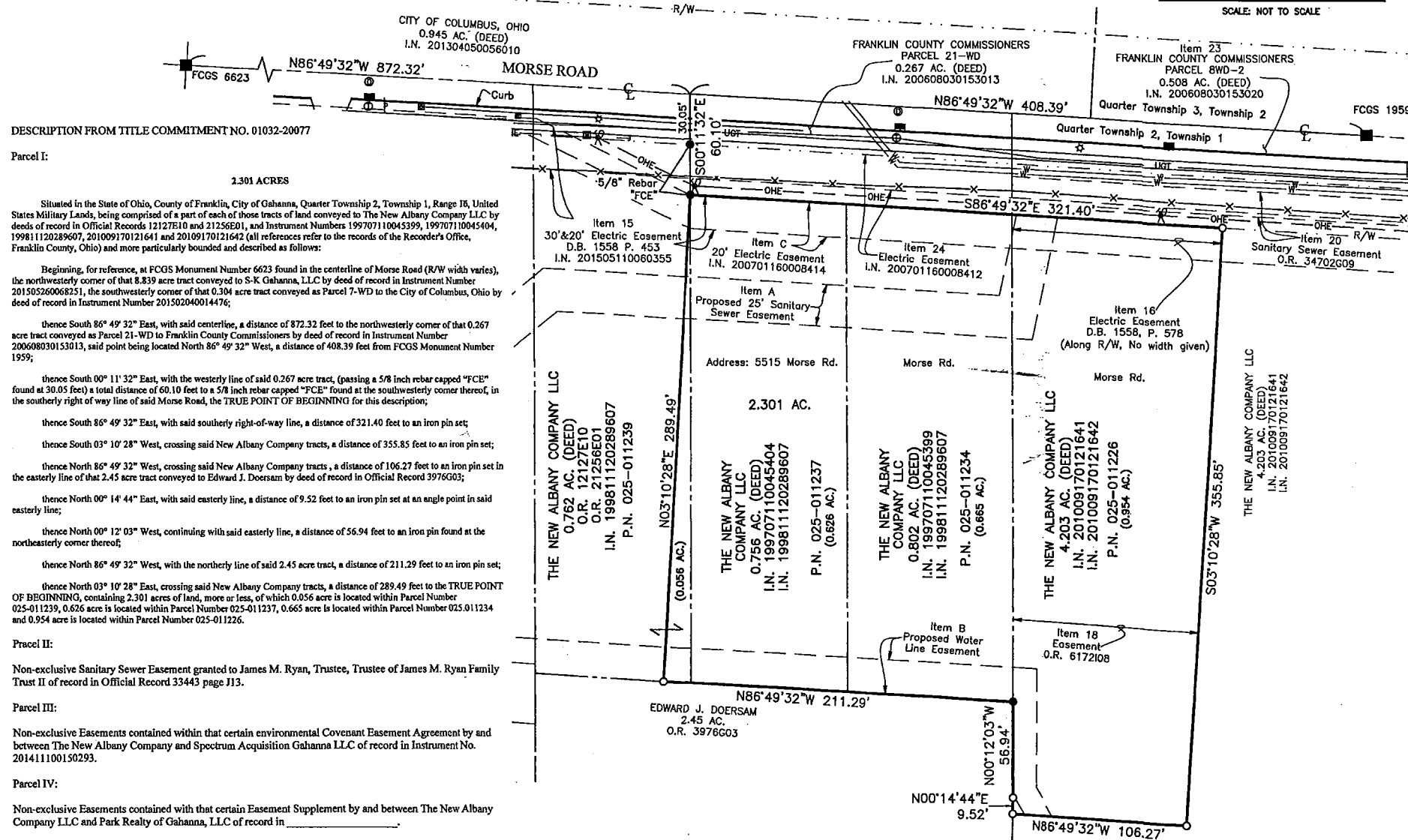
UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

NOTE:
Site was under construction at time of survey. ALL TOPOGRAPHICAL INFORMATION IS FROM A PREVIOUS SURVEY CONDUCTED ON THE SITE IN MAY OF 2014.



LOCATION MAP AND BACKGROUND DRAWING
SCALE: NOT TO SCALE



DESCRIPTION FROM TITLE COMMITMENT NO. 01032-20077

Parcel I:
2.301 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Records 12127E10 and 21256E01, and Instrument Numbers 199707110045399, 199707110045404, 199811120289607, 201009170121641 and 20109170121642 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

thence South 86° 49' 32" East, with said centerline, a distance of 872.32 feet to the northwesterly corner of that 0.267 acre tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said point being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959;

thence South 00° 11' 32" East, with the westerly line of said 0.267 acre tract, (passing a 5/8 inch rebar capped "FCE" found at 30.05 feet) a total distance of 60.10 feet to a 5/8 inch rebar capped "FCE" found at the southwesterly corner thereof, in the southerly right of way line of said Morse Road, the TRUE POINT OF BEGINNING for this description;

thence South 86° 49' 32" East, with said southerly right-of-way line, a distance of 321.40 feet to an iron pin set;

thence South 03° 10' 28" West, crossing said New Albany Company tracts, a distance of 355.85 feet to an iron pin set;

thence North 86° 49' 32" West, crossing said New Albany Company tracts, a distance of 106.27 feet to an iron pin set in the easterly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976603;

thence North 00° 14' 44" East, with said easterly line, a distance of 9.52 feet to an iron pin set at an angle point in said easterly line;

thence North 00° 12' 03" West, continuing with said easterly line, a distance of 56.94 feet to an iron pin found at the northeasterly corner thereof;

thence North 86° 49' 32" West, with the northerly line of said 2.45 acre tract, a distance of 211.29 feet to an iron pin set;

thence North 03° 10' 28" East, crossing said New Albany Company tracts, a distance of 289.49 feet to the TRUE POINT OF BEGINNING, containing 2.301 acres of land, more or less, of which 0.856 acre is located within Parcel Number 025-011239, 0.626 acre is located within Parcel Number 025-011237, 0.665 acre is located within Parcel Number 025-011234 and 0.954 acre is located within Parcel Number 025-011226.

Parcel II:
Non-exclusive Sanitary Sewer Easement granted to James M. Ryan, Trustee, Trustee of James M. Ryan Family Trust II of record in Official Record 33443 page J13.

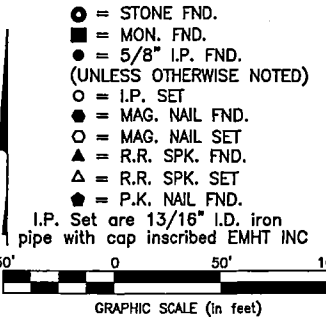
Parcel III:
Non-exclusive Easements contained within that certain environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 201411100150293.

Parcel IV:
Non-exclusive Easements contained with that certain Easement Supplement by and between The New Albany Company LLC and Park Realty of Gahanna, LLC of record in _____

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No.39049C0211K.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System, (South Zone), as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

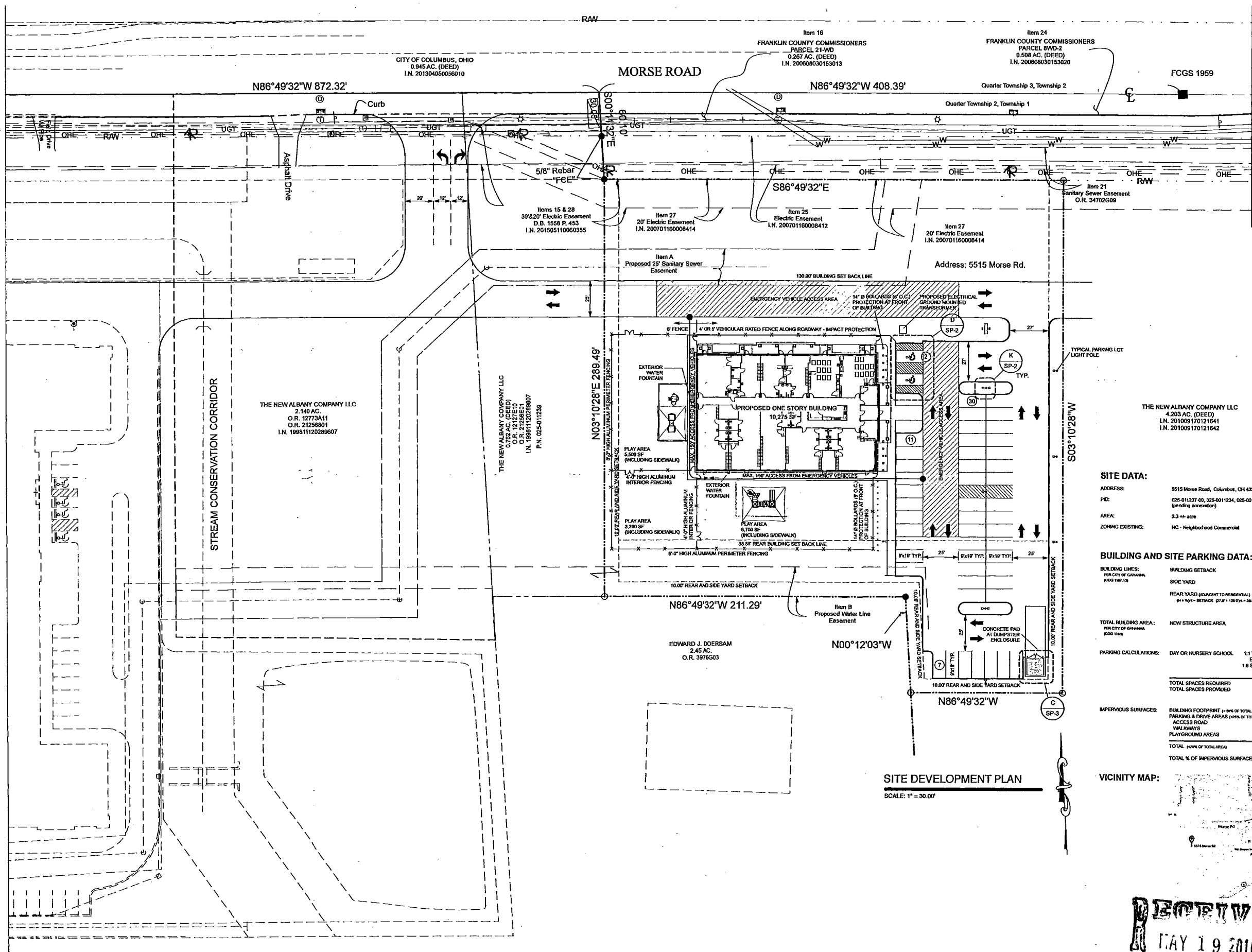


CERTIFICATION: Commitment No. 01032-20077
To: The New Albany Company LLC, Goddard School, Park Realty of Gahanna, LLC, Stewart Title Guaranty Company and Stewart Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8 and 13 of Table A thereof. The fieldwork was completed in May of 2014.

By Matthew A. Kirk Professional Surveyor No. 7865
Date _____
mkirk@emht.com

EMHT		Date: April 5, 2016
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5300 New Albany Road, Columbus, OH 43054 Phone: 614.775.4300 Toll Free: 888.775.3648 emht.com		Scale: 1" = 50'
		Job No: 2016-0342
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION



SITE DATA:

ADDRESS: 5515 Morse Road, Columbus, OH 43230
 PID: 025-011237-00, 025-0011234, 025-0011226-00 (pending annexation)
 AREA: 2.3 +/- acre
 ZONING EXISTING: NC - Neighborhood Commercial

BUILDING AND SITE PARKING DATA:

BUILDING LINES: PER CITY OF GAYHAMA 6002 14P.18	BUILDING SETBACK	130.00 FEET
	SIDE YARD	10.00 FEET
	REAR YARD (ADJACENT TO RESIDENTIAL) 9'1" HIGH + SETBACK, 27'2" x 138'9" + 38'8"Z	38.88 FEET
TOTAL BUILDING AREA: PER CITY OF GAYHAMA 6002 14P.18	NEW STRUCTURE AREA	10,275 SF
PARKING CALCULATIONS:	DAY OR NURSERY SCHOOL	1-1 TEACHER/EMPLOYEE 1-6 STUDENTS 23 SPACES 27 SPACES (160 STUDENTS)
	TOTAL SPACES REQUIRED	50 SPACES
	TOTAL SPACES PROVIDED	50 SPACES (2 HANDICAPPED)
IMPERVIOUS SURFACES:	BUILDING FOOTPRINT (10% OF TOTAL AREA)	10,275 SF
	PARKING & DRIVE AREAS (10% OF TOTAL AREA)	24,435 SF
	ACCESS ROAD	8,030 SF
	WALKWAYS	3,714 SF
	PLAYGROUND AREAS	1,718 SF
	TOTAL (% OF TOTAL AREA)	48,172 SF
	TOTAL % OF IMPERVIOUS SURFACE	48%



SITE DEVELOPMENT PLAN
 SCALE: 1" = 30.00'

DATE	INT.	REVISIONS



Scott R. Harper License #10781
 Expiration Date 12/31/2017

THE GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT
 Morse Road
 Gahanna, Ohio

Harper Architectural Studio
 Harper Architects, LLC
 105A Commerce Park
 Westerville, Ohio 43082
 Ph: (614) 895-2050
 Fax: (614) 895-6204

PRELIMINARY - NOT FOR CONSTRUCTION
 COPYRIGHT © 2016 HARPER ARCHITECTURAL STUDIO

SHEET DESIGNATION:
SP-1
 DATE: APRIL 6TH 2016 SHEET 1 OF 3

RECEIVED
 MAY 19 2016
 BY: SW

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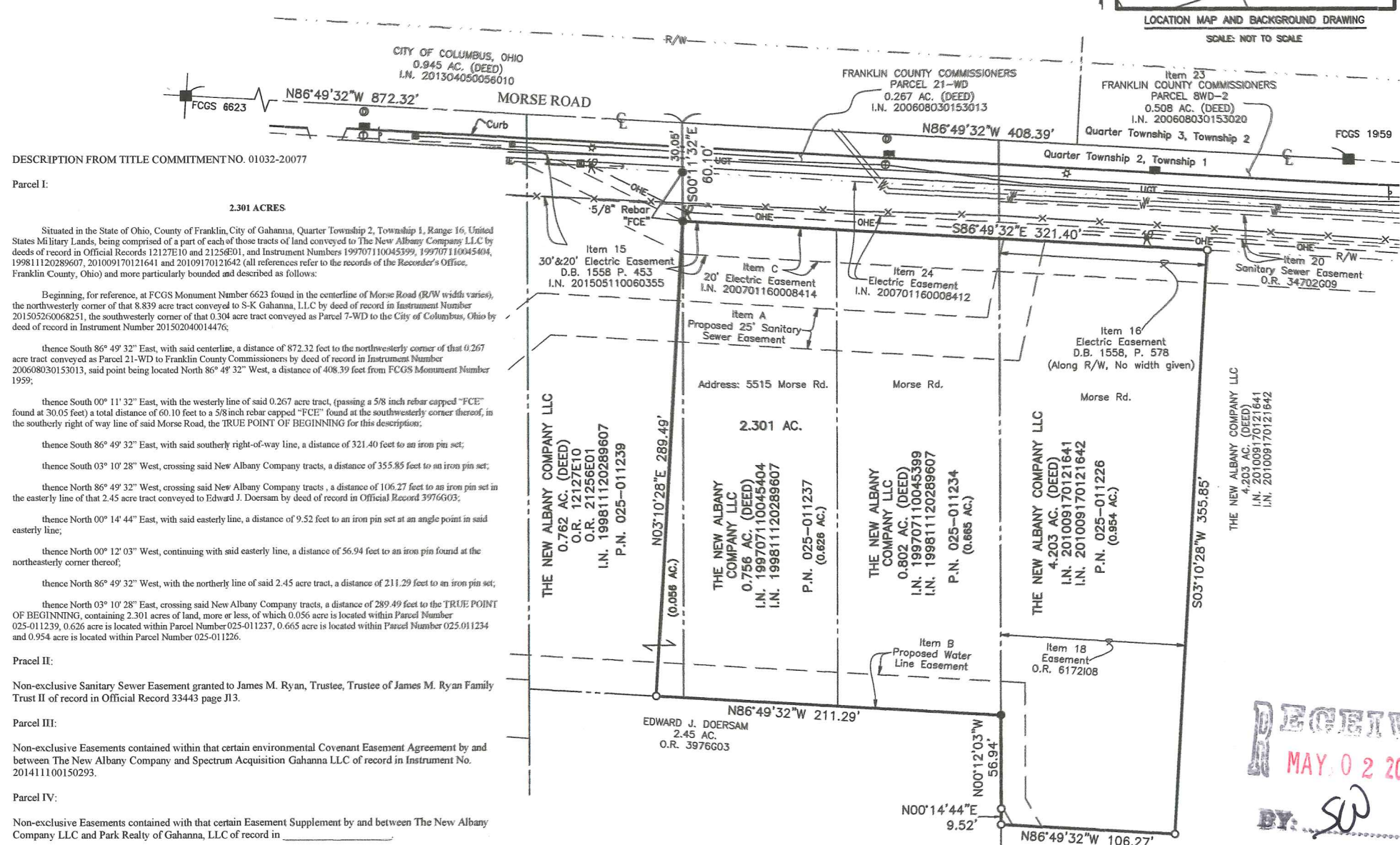
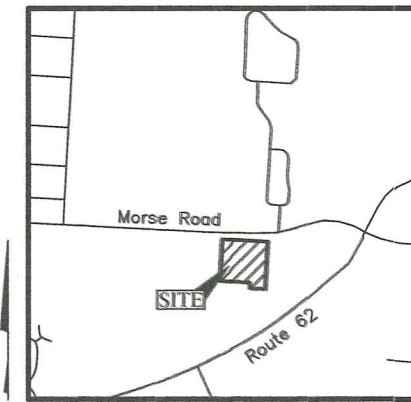
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UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

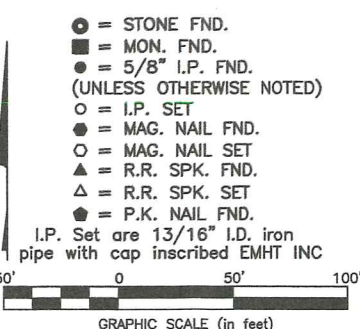
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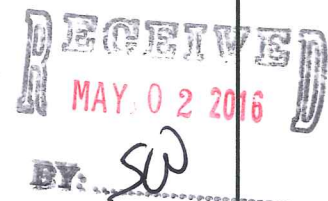
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SURVEY NOTE:
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BASIS OF BEARINGS:
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CERTIFICATION: Commitment No. 01032-20077
To: The New Albany Company LLC, Goddard School, Park Realty of Gahanna, LLC, Stewart Title Guaranty Company and Stewart Title Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8 and 13 of Table A thereof. The fieldwork was completed in May of 2014.
By: Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com



EMHT		Date: April 5, 2016
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Scale: 1" = 50'
		Job No: 2016-0342
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION



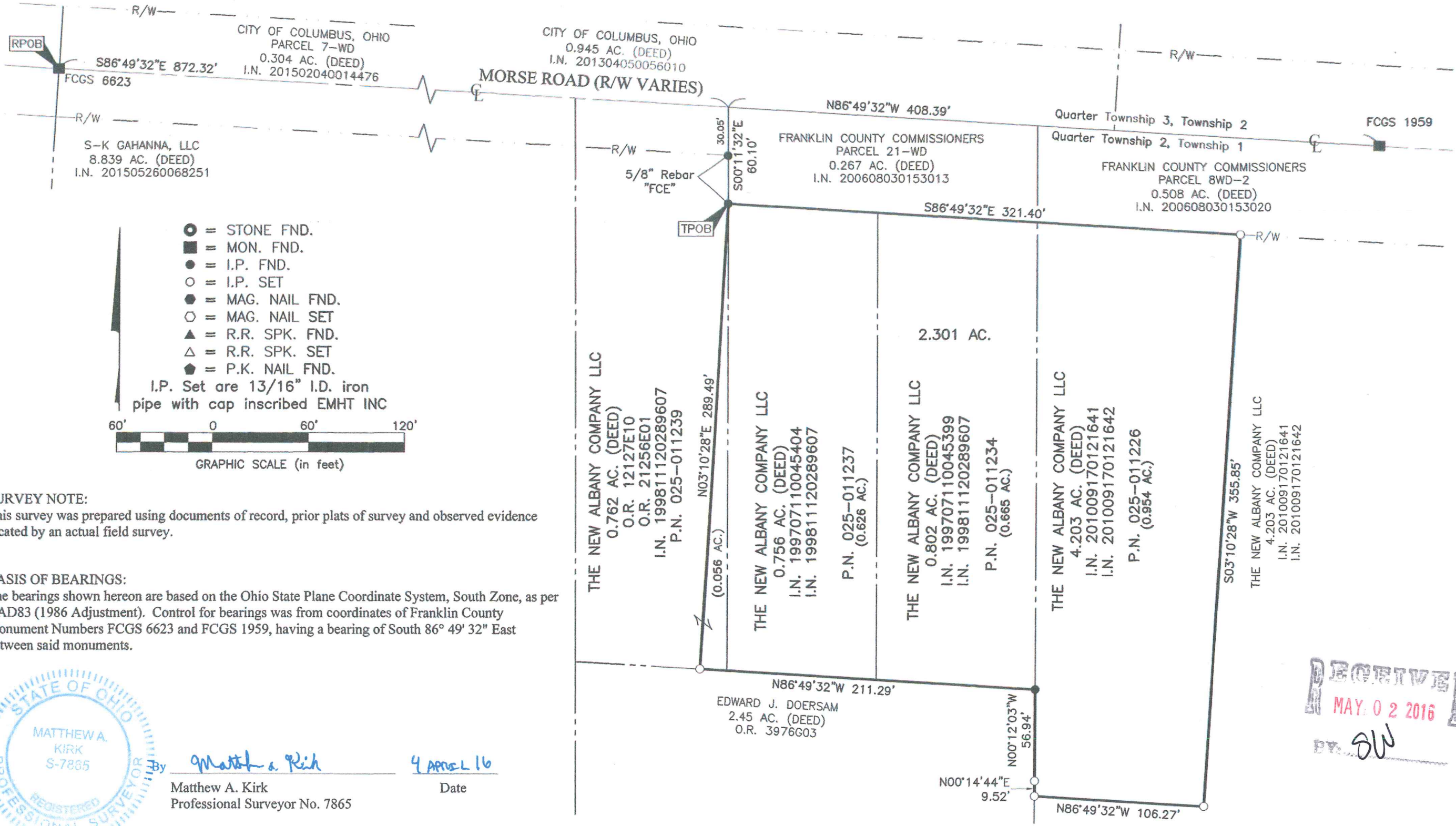
SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	April 4, 2016
Scale:	1" = 60'
Job No:	2016-0342



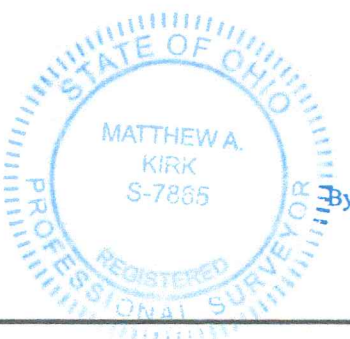
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

GRAPHIC SCALE (in feet)

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.



By Matthew A. Kirk Date 4 APRIL 16
 Matthew A. Kirk
 Professional Surveyor No. 7865

RECEIVED

MAY 02 2016

BY: DW



CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Goddard School
Project Address: 5515 Morse Rd

Planning and Development

Representatives from the Goddard School approached Planning and Development staff in search of a location for a new school within the City. Staff recommended the subject property on Morse Road after reviewing several other locations. Staff believes the site is appropriate for the intended use as the property and majority of adjacent properties are zoned Neighborhood Commercial (NC). Additionally, Morse Road serves both commercial and residential users, which makes it ideal for a daycare.

The property was rezoned to Neighborhood Commercial (NC) in the fall of 2014 as part of a larger redevelopment project. The properties just to the west were approved for the use of a senior living facility that is currently under construction. Daycare is permissible as a conditional use.

The site is located within the North Triangle Concept Plan. The Plan calls for a 150' open space corridor measured from the centerline of Morse Road. The final development plan (FDP) shows a 130' corridor. This is consistent with other approvals, most notably the Spectrum senior living facility. Staff has no concerns or objections to the 130' corridor. The Concept Plan provides for a land use category of Office/Mixed Use on the majority of the property while the eastern most edge is designated Commercial. The requested use is consistent with both of these designations.

The 2015 Economic Development Strategy includes the subject property as part of a larger target site. As such, the Strategy provides an estimate to the number of jobs, total payroll, construction cost, and city revenues. Construction costs and total jobs are consistent with the estimations of the Strategy, however, payroll and city revenues will be less than anticipated. This is not surprising as the Strategy estimations were based on the assumption that the majority of development in this target site would be office even though it is zoned for retail. With that said, the project represents a major investment as construction costs are estimated at \$3,000,000. 40 full time jobs are anticipated with an annual payroll of \$1,000,000.

FDP Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

1. The proposed development meets the applicable development standards of the zoning ordinance.

The proposed development appears to meet the development standards of the zoning ordinance.



CITY OF GAHANNA

2. The proposed development is in accord with appropriate plans for the area.

The proposed development is consistent with the North Triangle Concept Plan and the 2015 Economic Development Strategy.

3. The proposed development would not have undesirable effects on the surrounding area.

It does not appear the proposed development will have an undesirable effect on surrounding properties. The project, if approved, will provide for redevelopment of a site that has been identified as a target site within our Strategy.

4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

The project appears to be in keeping with existing land use character as the site is surrounded by similarly developed commercial development or land zoned for commercial.

Conditional Use Criteria

Planning Commission shall approve a conditional use if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and applicable development standards are met.

Daycare is a conditional use within the Neighborhood Commercial zone district.

2. The proposed development is in accord with appropriate plans for the area.

The proposed development is consistent with the North Triangle Concept Plan and the 2015 Economic Development Strategy. Both plans call for commercial uses on the property.

3. The proposed development will not have undesirable effects on the surrounding area.

It does not appear that the proposed use will have an undesirable effect on the surrounding area. Similar and more intense uses are prevalent in the surrounding area.

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It appears that the proposed development, daycare, is keeping with existing land use character. Surrounding properties consist of similar or more intense uses.

Design Review Criteria

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:



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1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

It is Development staff's opinion that the request meets the four conditions for approval.

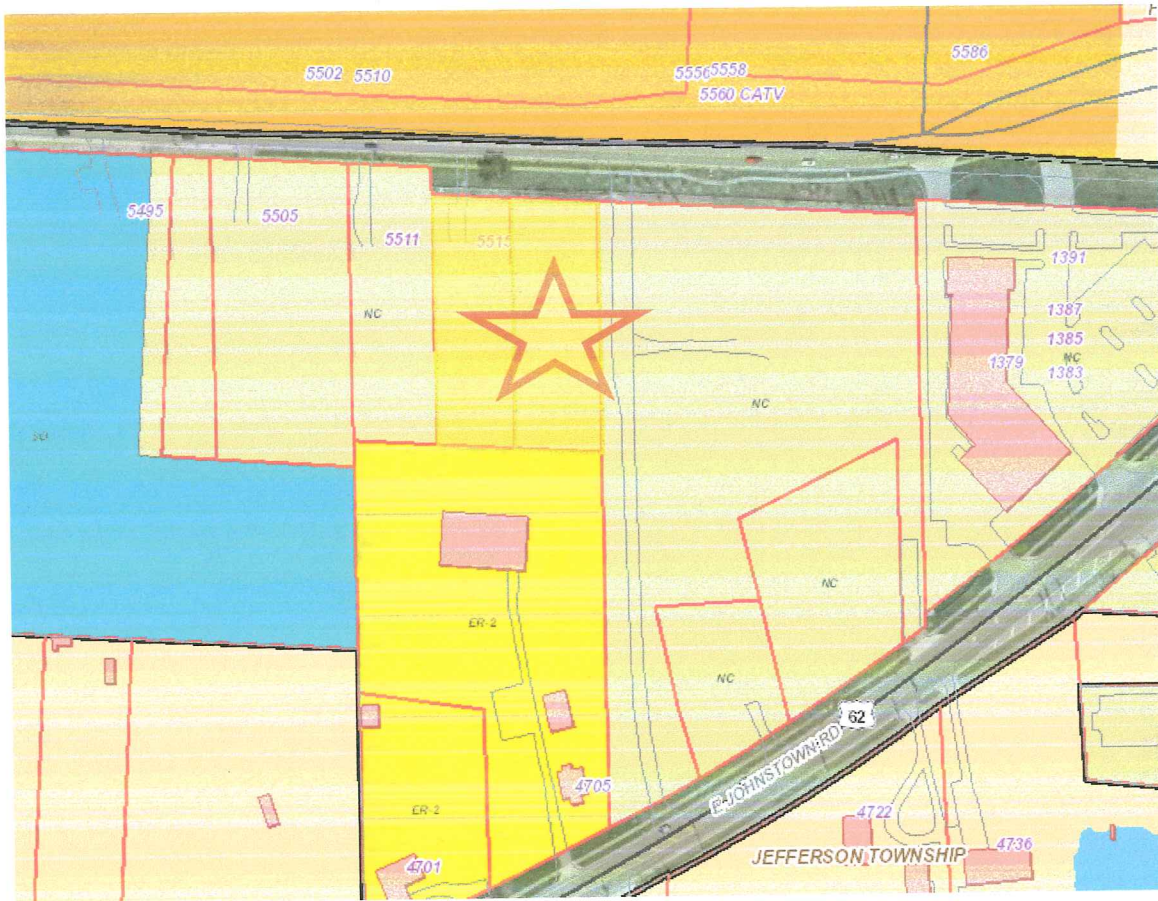
In reviewing requests for design review approval, Planning Commission shall examine the following:

1. Building design to include building massing and general architectural character, exterior surface treatments, fenestration, composition of all building elevations and the overall building color scheme.
2. Site development to include arrangement of buildings and structures on the site, use of signage, means of integrating: parking and drives, points of access to public streets, internal access drive patterns and placement, variety, quantity and size of landscape materials.
3. Overall impact of the proposed project or development on the surrounding properties to determine the effect the project or development will have upon the appearance and environment of the district.
4. Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
5. Encourage the orderly and harmonious development of the district in a manner in keeping with the overall character of the district.
6. Improve residential amenities in any adjoining residential neighborhood.
7. Enhance and protect the public and private investment in the value of all land and improvements within the district and each adjoining district or neighborhood.

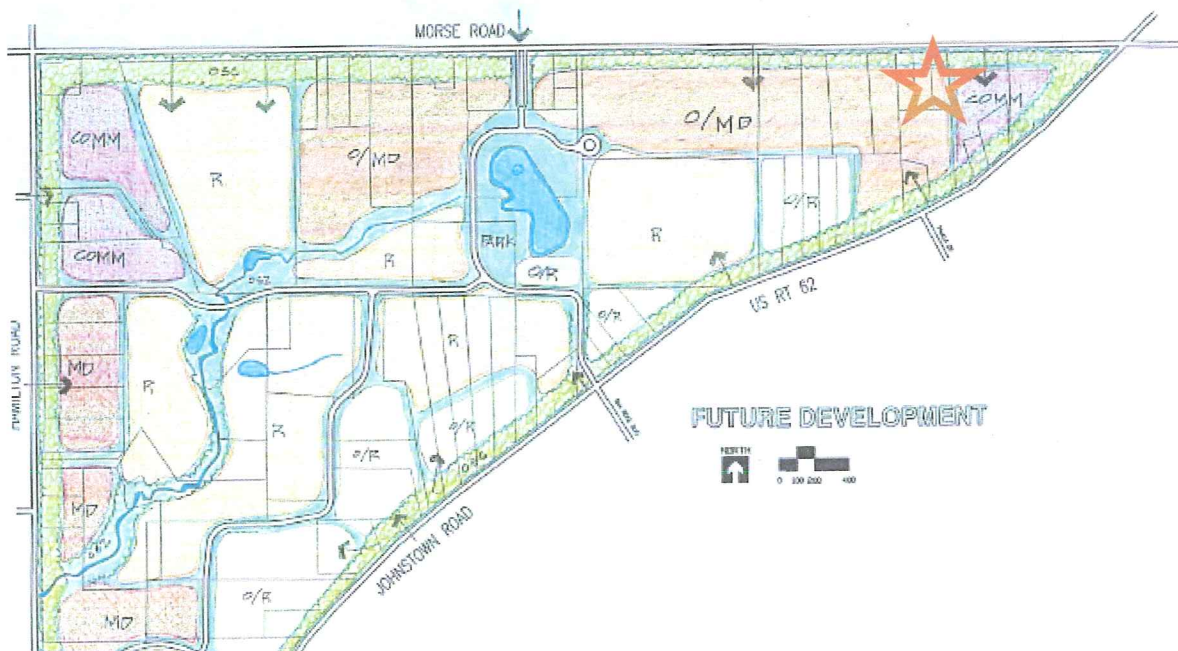


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Zoning Map



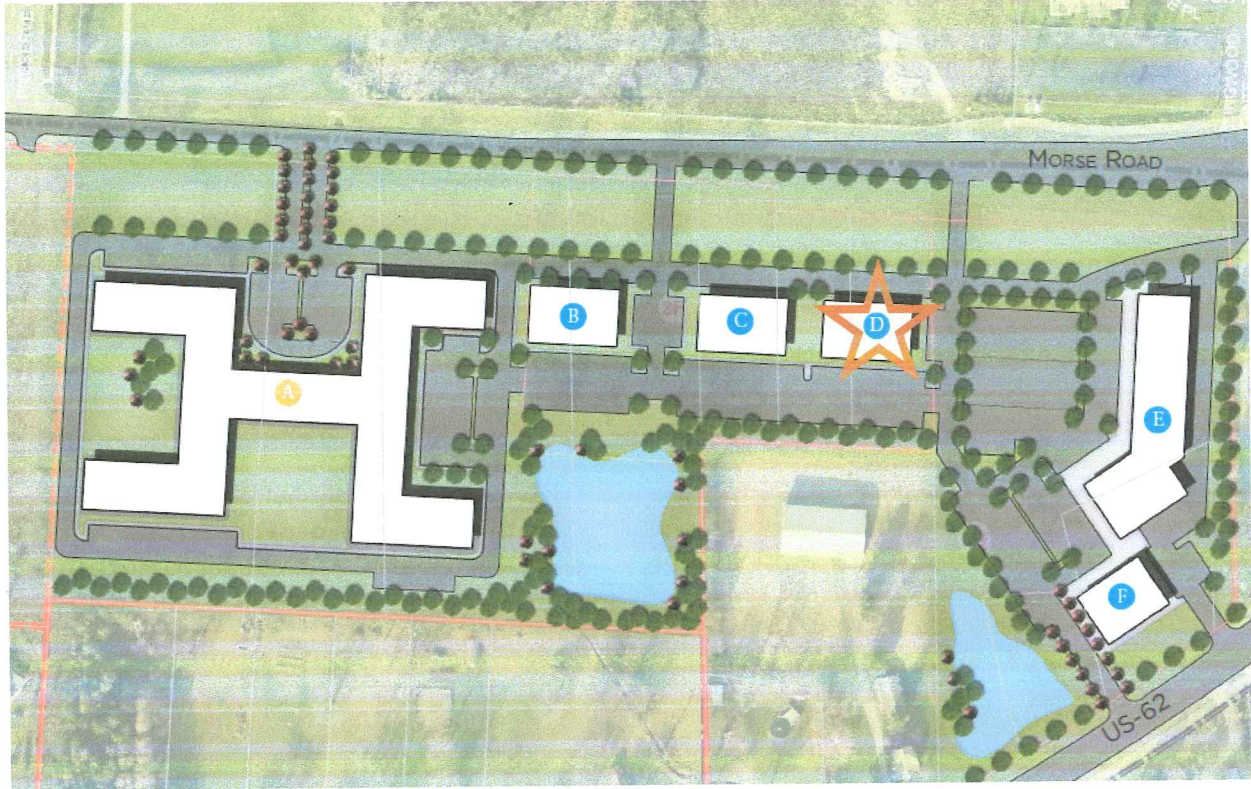
North Triangle





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ED Strategy



PDA #3 - NORTH TRIANGLE

TARGET SITE 3F, 3G

Project Summary

Total Acreage	12.90	Total Jobs	257
Non-residential SF	120,900	Weighted Average Salary	\$ 45,227
Residential Units	0	Total Payroll	\$ 11,620,173
Original Parcel Value	\$ -	Hotel Rooms	0
Total Construction Cost	\$ 19,659,888	Annual Hotel Room Revenue	\$ -
Revised Value	\$ 19,659,888		

TIF on Site? **Yes**

Revenues

	City & Schools		City	
	Total Property	Property/TIF	Property Tax	Income Tax
Over 3 Years	\$ 697,006	\$ 443,871	\$ -	\$ 359,164
Over 5 Years	\$ 4,360,708	\$ 750,993	\$ -	\$ 731,936
Over 10 Years	\$ 9,190,915	\$ 1,560,026	\$ -	\$ 1,713,906
Over 15 Years	\$ 14,394,420	\$ 2,431,584	\$ -	\$ 2,771,767

Return on Investment

	City & Schools	City
Over 3 Years	\$ 898,957	\$ 645,822
Over 5 Years	\$ 4,830,622	\$ 1,220,907
Over 10 Years	\$ 10,380,778	\$ 2,749,888
Over 15 Years	\$ 16,380,121	\$ 4,417,286

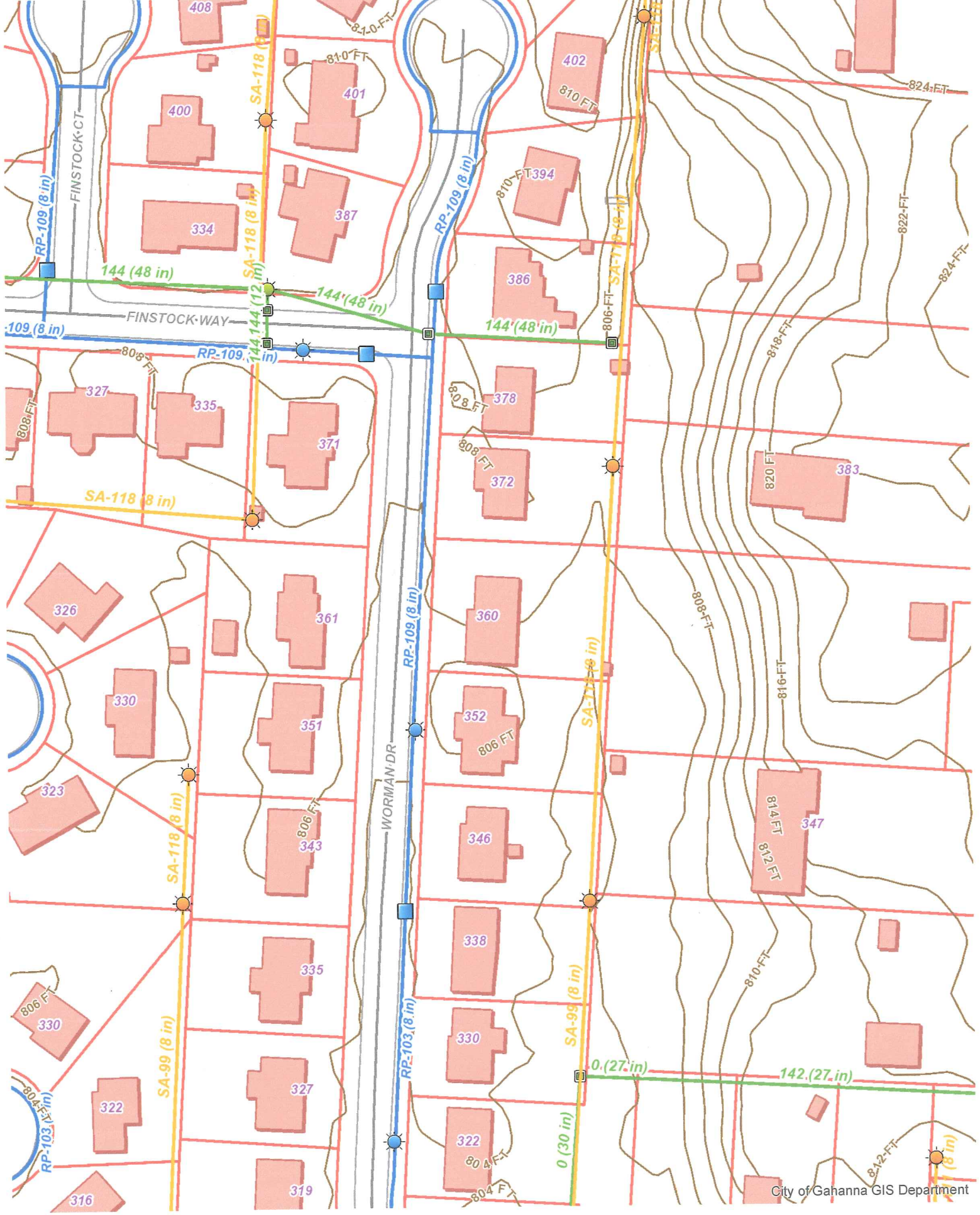
Costs

	City	
	Service Costs	Incentives Costs
Over 3 Years	\$ 157,213	\$ -
Over 5 Years	\$ 262,022	\$ -
Over 10 Years	\$ 524,044	\$ -
Over 15 Years	\$ 786,066	\$ -



CITY OF GAHANNA

Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director, Planning and Development





CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Goddard School
Project Address: 5515 Morse Rd

This proposed 10,275 sq ft one story building is to be constructed on a 2.3± acre parcel fronting Morse Road. The building is set back 130' from the center line of Morse Road to preserve the Open Space Corridor recommendation of the North Triangle Plan. All applicable building and parking setbacks have been met. Parking stall sizes and drive aisles both meet code requirements. Fencing will surround the playground areas, with special impact protection fencing along the front drive. The dumpster enclosure will be constructed of the same materials as the main building, and will have gates on one side. This project will share an access drive with the lot to the west. A white board fence will be erected along the Morse Road frontage.

Exterior materials consist of brick veneer Hardie lap siding board, and dimensional asphalt shingles. The landscape plan is robust and meets code requirements. A photometric plan is included in the submission documents, as well as the cut sheet for the cut off fixtures and wall packs.

The Conditional Use approval is required for day care facilities in Neighborhood Commercial zoning.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service
Division of Building & Zoning



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Goddard School

Project Address: 5515 Morse Road

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan.

Site Access

- A detailed Traffic Impact Study shall be required if the development generates more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period.
- The proposed site shall use the access locations currently under construction as part of the Spectrum Development in accordance to the original approved traffic impact study performed for this overall development
- The City of Gahanna Thoroughfare Plan requires that the right-of-way on Morse Road between Underwood Farms Drive and Johnstown Road be 120'. The development shall ensure that the required 60' of right-of-way required for the south side of Morse Road is provided. If necessary, the dedication of any additional right-of-way shall be dedicated to the City of Gahanna as part of the Final Engineering Plan review process.

Sanitary Sewer

- There is an existing 8 inch sanitary sewer line running across the north part of this parcel that can provide service to the building. This sewer was constructed as a public improvement by the development to the west (Spectrum). A dedicated easement may be required.

Water Service

- There is an existing 8 inch water line running across the south side of this parcel that can provide both domestic and fire suppression service to the building. This water line was constructed as a public improvement by the development to the west (Spectrum). A dedicated easement may be required.
- New hydrants will need to be added to the existing connection points shown on the water line plans.
- Check with Jefferson Township Fire Department to verify that these hydrant locations just provide adequate fire protection.



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Stormwater Management

- Detention and water quality treatment will be required and will need to be designed per City of Gahanna standards, Codified Ordinances Chapter 1193. Lack of open space on the parcel, most likely will result in the need for underground storage and treatment for detention and water quality/
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Respectfully Submitted By: Robert S. Priestas, P.E.



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Mifflin Township Division of Fire
 Fire Inspection Bureau
 485 Rocky Fork Blvd., Gahanna, OH 43230
 Phone: (614) 471-0542

PLAN REVIEW

Occupant Name:	The Goddard School	Inspection Date:	5/3/2016
Address:	5515 MORSE Road	InspectionType:	Plan Review
Suite:		Inspected By:	Steve Welsh (614) 679-4078 welshs@mifflin-oh.gov
City:	GAHANNA		

OH Fire Codes 2011

Chapter 5 Fire service features

503.2.1 Access roads - width of not less than 20 feet

Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

ACTION REQUIRED: The entrance lane from Morse Road shall have a width of not less than 20 feet to accommodate any incoming fire apparatus. This is where the fire department access road starts.

503.2.2 Authority.

The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

ACTION REQUIRED: The fire department access road shall be constructed to accommodate a 75000 lb piece of fire apparatus.

503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

ACTION REQUIRED: A turning performance analysis shall be provided from the fire apparatus manufacturer.

503.2.7 Grade.

The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure.

The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking.

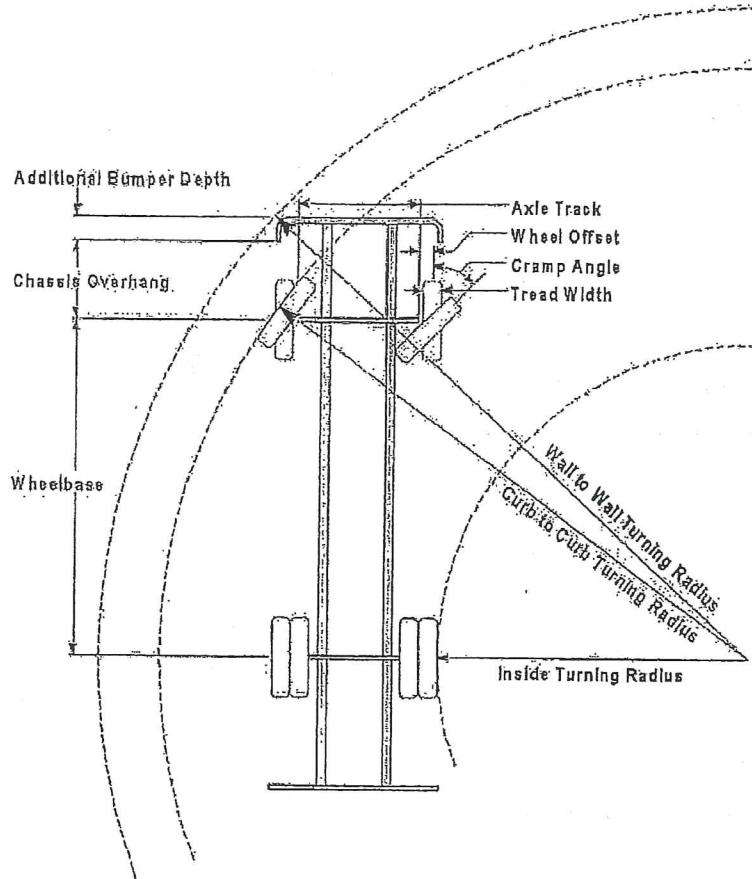


Turning Performance Analysis

8/14/2008

Bid Number: Mifflin Twp. Division of Fire
Department: 3560

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.80 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	149.60 in.
Wheelbase:	254.00 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 1 in.
Curb to Curb:	39 ft. 8 in.
Wall to Wall:	47 ft. 4 in.

Comments:

Components	PRIDE #	Description
Bumpers	0012245	Bumper, 19" extended - all chassis'
Aerial Devices	0022160	Aerial, 100' Pierce Platform
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, DLX/Qtm/AXT
Wheels, Front	0091794	Wheels, Frt, Steel 22.50" x 13.00", 24K IFS (445)
Tires, Front	0078245	Tires, Michelin, 445/65R22.50 20 ply XZY 3 tread (24,000 TAK 4)

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.